



NORTHERN NEWS



American Planning Association
California Chapter
Northern
Making Great Communities Happen

A Publication of the Northern Section of the California Chapter of APA



JUNE 2010

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EDITORIAL Vote "NO" on Proposition 16

Naphtali H. Knox, FAICP, Editor

Of the five measures that appear on the June 8th Statewide Direct Primary Election ballot, Proposition 16 is likely the most troublesome for planners and those in related professions. Ubiquitous ads on popular web sites such as facebook show a California-shaped ballot being dropped into a box labeled "Taxpayers Right to Vote." Indeed, that fighting name was proposed for the initiative by its backers, but the measure was renamed by the Attorney General: "Imposes New Two-Thirds Majority Voter Approval Requirement for Local Public Electricity Providers. Initiative Constitutional Amendment."

The official ballot summary prepared by the Attorney General describes Proposition 16 this way: "Requires local governments to obtain the approval of two-thirds of the voters before providing electricity to new customers or expanding such service to new territories using public funds or bonds. Requires same two-thirds vote to provide electricity service through a community choice program using public funds or bonds. Requires the vote to be in the jurisdiction of the local government and any new territory to be served. Provides exceptions to the voting requirements for a limited number of identified projects."

According to Ballotpedia.org, the initiative "will make it more difficult than it is currently for local entities to form either municipal utilities, or community-wide clean electricity districts called Community Choice Aggregators (CCAs)." Within our APA Northern Section, the established municipal utilities likely to be affected are Alameda Municipal Power, BART, the cities of Healdsburg, Palo Alto, and Ukiah, Port of Oakland, and Silicon Valley Power (City of Santa Clara). But there also are newer entities—Community Choice Aggregation programs—that are just starting up: Marin Clean Energy—which launched on May 7th—and CleanPowerSF, which expects to rollout later this year. "The CCA program, established in 2002, allows local governments to purchase blocks of power to sell to residents, and to construct municipal electricity generation facilities, which means that cities and counties can become competitors to private utilities."

John Geesman, a former California Energy Commissioner (2002–2008), writes that "Prop. 16 limits on competition would erect 'a Constitutional Iron Curtain' to lock in customers" for large private utility companies. He writes in his blog (<http://pgandeballotinitiativefactsheet.blogspot.com>) that Proposition 16's "largest impact—whether intentionally or through sloppy drafting—may be in disrupting the ordinary, day-to-day operations of existing municipal utilities which presently provide 25–30 percent of California's electricity."

Proposition 16 is a brazen attempt by a single, major, private utility to preempt any further competition from municipal utilities. As of May 2nd, Pacific Gas & Electric was the only donor to the "yes on 16" campaign. To date, the state's biggest utility has given the campaign \$34.5 million.

Vote on June 8th, and vote "NO" on Proposition 16.



DIRECTOR'S NOTE *By Darcy Kremin, AICP*

Thanks to those of you who voted in the national and state APA elections, and for completing the online survey regarding the chapter's budget.

I had the privilege of seeing the **results of the chapter's budget survey**, which made several things clear to me:

1. Members were more interested in the budget than the election (reflected by a 2 to 1 response rate for the budget survey versus the state election).
2. Members are concerned about any increases in their APA dues.
3. People have no idea as to where their dues go (how and on what they are spent).

While I don't know why people felt more compelled to answer the budget survey than to vote, I can respond to items 2 and 3.

APA California has taken several big hits in the past two years. First, APA membership is declining throughout the nation and in our state. This is a product of the economy, and change is difficult to effect in a timely way. Second, the state has very little influence on APA rates. National APA has changed its fee structure and is sending less money to the state per member. Third, the most recent annual state conference did not produce the kind of revenue we've seen in years past.

Together, these forces have created a financial crunch at the state level that is forcing our state leaders to trim the budget. The state budget questionnaire was distributed to members because this is your organization and you deserve to have input on the budget.

Regarding item 3, the state hopes to send out information on its budget soon. In the meantime, I want to illustrate the **Northern Section 2010 budget** (as adopted at the board retreat in January). Our total annual expenditures are expected to be about \$50,000. This is a typical amount for our Section.

As you can see below, most of our money is budgeted for services and communications to our more than 1,600 members who are spread out over a large geographic area. To increase the reach, efficiency, and economy of this effort, our Section board this year adopted a goal to co-host events with allied professional organizations and/or to solicit funding from individuals and firms to help offset our costs.

So much for expenditures. As to the income side of the equation, the Section has three revenue sources: 1) Membership dues (we receive money for each member in the section); 2) Profits from the annual state conference (which are divided up among the other sections and the state in a complicated way); and 3) Advertising revenue from job ads, calling cards, and other postings. We expect our income this year will be about \$40,000, and yes, that means we will have a deficit. However, we receive a larger portion of conference profits in the years when our section hosts the state conference, and we build that into our long-range financial planning. Our practice for several decades has been to invest—and live off—that extra money until we host the conference again. I.e., the deficit is offset by transfers from our invested savings so that the annual income peaks and valleys become a more level plateau and a steadier income stream.

2010 PROPOSED BUDGET, APA CALIFORNIA – NORTHERN

Expenditures	
Section Administration	\$3,750
Member Services	\$22,000
Awards Banquet ¹	\$5,500
Holiday Party ²	\$5,000
Regional (RAC) Events	\$3,500
Professional Development	\$8,000
Student Events and Scholarships	\$3,800
Communications and Membership	\$20,600
Website and eNews	\$8,850
Northern News	\$10,750
Membership Outreach	\$500
Planning Commissioners	\$500
Total	\$50,150

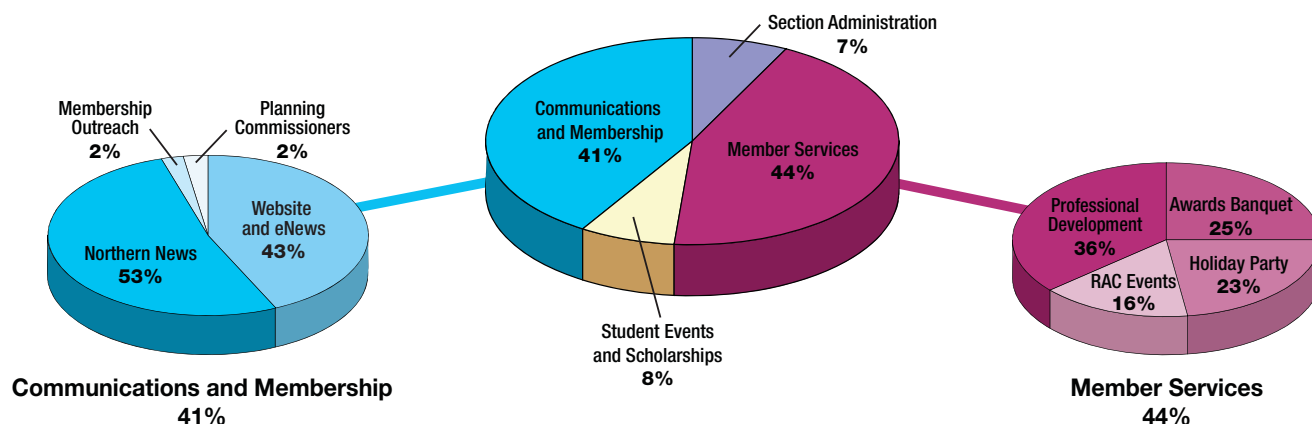
¹ Estimated income from event is \$4,000, leaving a net expenditure of \$1,500.

² Estimated income from event is \$4,000, leaving a net expenditure of \$1,000.

Northern Section is your organization. We want to be sure our budget is in line with how you think we should be spending your money. If you have any questions or concerns about the Section budget, please do not hesitate to contact me at (925) 988-1278 or dkremin@entrix.com; or feel free to send a letter for publication to Editor, *Northern News*, at knoxnaph@gmail.com. ■

Darcy Kremin

Northern Section 2010 Budget (Expenditures)



BOARD MEMBER DIRECTORY

Director		
Darcy Kremin, AICP	(925) 988-1278	dkremin@entrix.com
Director Elect		
Hanson Hom, AICP	(408) 730-7450	hhom@ci.sunnyvale.ca.us
Immediate Past Director		
Juan Borrelli, AICP	(408) 277-8415	juan.borrelli@sanjoseca.gov
Administrative Director		
Allen Tai, AICP	(408) 975-2544	allen.tai@sanjoseca.gov
Treasurer		
Jeff Baker	(925) 833-6610	jeff.baker@ci.dublin.ca.us
AICP Director		
Don Bradley, AICP	(650) 592-0915	dr.donbradley@comcast.net
Awards Program Directors		
Andrea Ouse, AICP	(650) 985-2590	andrea.ouse@lsa-assoc.com
Eileen Whitty, AICP	(510) 287-1109	ewhitty@ebmud.com
CPF Liaison		
Hing Wong, AICP	(510) 464-7966	hingw@abag.ca.gov
Ethics Review Director		
Colette Meunier, AICP	(707) 748-4453	Colette.Meunier@mindspring.com
International Director		
Rob Eastwood, AICP	(408) 299-5792	rob.eastwood@pln.co.santa-clara.ca.us
Legislative Director		
Bryan Wenter, AICP	(925) 943-5800	wenter@walnut-creek.org
Membership Director		
Brenna Moorhead, AICP	(415) 774-2972	bmoorhead@sheppardmullin.com
Planning Commissioner		
Margaret Kavanaugh-Lynch	(510) 272-4491	mkavanaugh-lynch@pmcworld.com
Planning Diversity Director		
Connie Galambos Malloy	(510) 839-9505	connie@urbanhabitat.org
Planning Diversity Associate Director		
Miroo Desai, AICP	(510) 596-3785	mdesai@ci.emeryville.ca.us
Professional Development Directors		
Christina Ratcliffe, AICP	(510) 272-4491	cratcliffe@pmcworld.com
Tania Sheyner, AICP	(415) 896-5900	tsheyner@esassoc.com
Student Representatives		
Kim Lucas	(540) 270-7572	kimluca@gmail.com
Justin Meek	(831) 427-9171	justin.meek@gmail.com
University Liaison		
Emy Mendoza	(510) 326-1919	emymendoza@earthlink.net
Co-Webmasters		
Pierce Macdonald	(510) 459-6092	piercemac@hotmail.com
Raquel Paniagua	(707) 363-9725	raquelpaniagua@gmail.com
Young Planners Group Directors		
Lindsay Virdeh	(909) 204-1886	lindsayahill@yahoo.com
Natalie De Leon	(408) 313-2662	natdeleon@sbcglobal.net

Regional Advisory Councils (RACs)

East Bay		
Joanna Jansen, AICP	(510) 848-3815	joanna@dceplanning.com
Jane Wardani	(510) 260-7180	jane@ecocitybuilders.org
Monterey Bay		
Meryka Blumer	(916) 201-0201	Meryka_Blumer@yahoo.com
Elizabeth Caraker, AICP	(831) 372-1314	caraker@goldenstateplanning.com
North Bay		
Ladd Miyasaki	(707) 935-3145	ladd@sonomaecologycenter.org
Peninsula		
Surachita Bose, AICP	(650) 393-4481	surachitab@gmail.com
Redwood Coast		
Stephen Avis, AICP	(707) 725-1407	savis@ci.fortuna.ca.us
San Francisco		
Daniel Serrano	(619) 850-1527	serranochile@hotmail.com
South Bay		
Katja Irvin, AICP	(408) 569-8214	katja.irvin@sbcglobal.net

(Directory continues, next page)

News from the Regions

EAST BAY RAC, reported by Leann Taagepera and Joanna Jansen, AICP

About 25 people attended a session on **Historic Preservation and Sustainability** on April 20th in Concord. Hosted by **ENTRIX, Inc.**, and cosponsored by APA California – Northern and the Bay Area Chapter of AEP, the dinner event featured presentations by Mark Huck, AIA, State Office of Historic Preservation; Frederic Knapp, AIA, Knapp Architects; and Leann Taagepera, CEQA and Preservation Planner, PMC, and Historic Preservation Review Commissioner, City of Benicia.

Mr. Huck noted that, while historic buildings are perceived to be less-energy efficient than newer buildings—

- Historic buildings constructed before the widespread use of modern HVAC systems were frequently designed with eaves, transom windows, shutters, solar orientation and other features that moderate the temperature inside the building without relying on fossil fuel energy.
- Historic buildings can be made more energy-efficient without affecting their historic integrity.

Mr. Knapp discussed preservation as a field. He noted that there is a natural affinity between the fundamental principles of preservation and sustainability. Both concepts—

- Focus on the existing environment,
- Emphasize appropriate uses,
- Reward innovative techniques, and
- Enhance the understanding and value of place.

Preservation, he said, “is inherently sustainable because place is spatial and static in comparison to resource depletion, which is dynamic.” Historic preservation extends building life beyond typical assumptions and encourages continuing use of resources which have already been extracted. Preservation “encourages reuse of much of the embodied energy and resources that would be lost in renovation of a non-historic building.” Mark Huck’s PowerPoint presentation is available at <http://www.parks.ca.gov/pages/1054/files/AEPAPA.pdf>.

Ms. Taagepera described Benicia’s National Register and local historic districts, buildings, and Historic Preservation Review Commission and the City’s Climate Action Plan (CAP) and Sustainability Commission. Benicia addressed climate change through a comprehensive planning process funded by a grant from the Bay Area Air Quality Management District. The Climate Action Plan includes measures that support preserving existing buildings and increasing their energy efficiency. More information can be found at <http://www.beniciacimateactionplan.com/home.html>.

(continued on next page)

NEWSLETTER INFORMATION

Editorial

Naphtali H. Knox, FAICP
Tel: (415) 699-7333
knoxnap@gmail.com

Mika Miyasato, AICP
Associate Editor
Tel: (510) 587-8677
mmiyasato@hntb.com

Caroline Teng
Associate Editor
Tel: (909) 967-5400
carolineteng@gmail.com

Advertising Director/Jobs

Hannah Young, AICP
Tel: (510) 847-9936
hannahyoung.mrp@gmail.com

Newsletter Designer

Nancy Roberts
Tel: (408) 723-3200
tproberts@sbcglobal.net

ADDRESS CHANGES

Membership Department
APA National Headquarters
122 South Michigan Ave, Suite 1600
Chicago, IL 60603-6107
Tel: (312) 431-9100
www.planning.org

The American Planning Association, California Chapter Northern, offers membership to city and regional planners and associated professionals primarily living or working in California, from Monterey County to Del Norte County, including the nine county San Francisco Bay Area and Lake and San Benito Counties. APA California Northern promotes planning-related continuing education and social functions in order to:

- Provide an arena for communication and exchange of information about planning related activities;
- Raise member awareness and involvement in APA affairs;
- Increase public awareness of the importance of planning;
- Encourage professionalism in the conduct of its members; and
- Foster a sense of community among the members.

APA California Northern publishes *Northern News* online in PDF 10 times each year as a medium for the exchange of ideas and information among its members. Circulation (complete web downloads per issue) is 8,500.

Northern News welcomes comments. Letters to the editor require the author's first and last name, home or work street address and phone number (neither of which will be published), and professional affiliation or title (which will be published only with the author's permission). All letters are subject to editing. Letters over 250 words are not considered.

The deadline for submitting materials for inclusion in *Northern News* is the 15th day of the month prior to publication.

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News from the Regions *(continued from previous page)*

SOUTH BAY RAC, reported by Katja Irvin, AICP

"The car should be a guest on the neighborhood street. Walking is given priority." That was one takeaway message from a March 22nd presentation by Bruce Appleyard and Joshua Hart on **The Legacy of Livable Streets**. Planners, transportation planners, and bicycle advocates gathered at San José State University to hear Bruce and Josh talk about the continuing relevance of *Livable Streets*, a 1981 book by Bruce's father Donald Appleyard. Nearly 30 years ago, that book helped transform thinking on street design and the public realm.

The South Bay RAC and the SJSU Urban Planning Coalition organized and hosted the session which was graciously sponsored by **Fehr & Peers Associates**, the **Silicon Valley Bicycle Coalition**, and **HMH**.

Joshua Hart—who completed his Transport Planning MSc at the University of West Essex (Bristol) in 2008—shared his re-creation



Joshua Hart and Bruce Appleyard

of Donald Appleyard's original research. Both showed that higher traffic volumes correlate with fewer neighbor-to-neighbor connections and a diminished sense of community. Hart sees a need to shift the *transportation priority hierarchy* so that walking is at the center, followed by bicycling, public transit, and finally the car. Proposed solutions include nearby services, accessible and integrated transit, parking policies, priority cycling networks, and shared space.

Bruce Appleyard—senior planner with Dowling Associates—emphasized *Livable Street's* influence on Context-Sensitive Design, Complete Streets, and Safe Routes to School. His suggested principles for friendly street design are:

- safe and comfortable;
- connected and accessible; and
- a sense of place and aesthetics.

Following the principles, said Appleyard, will translate into actions to—

- help pedestrians in "getting across the street and getting along the streets,"
- calm traffic, and
- promote placemaking.

"Until the car is curbed, children will not be free to play." ■

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2010 Award winners, APA California – Northern

The following were recognized by Northern Section on May 14th at a dinner and presentation at the Sir Francis Drake Hotel in San Francisco:



**Distinguished Leadership Award –
Leadership and Service**
George G. Mader, FAICP

Distinguished Leadership Award – Student Planner
Justin Meek, San José State University

Distinguished Leadership Award – Planning Firm
Grand Boulevard Initiative

Corinne Goodrich, San Mateo County Transit District
Special Recognition:

The cities, organizations, and agencies in San Mateo and Santa Clara Counties that are members of the Grand Boulevard Initiative

Planning Achievement Award – Advocacy/Diversity Planning
Alvaro Huerta, UC Berkeley

Planning Achievement Award – Academic
Alviso Community Assessment

Graduate Planning Students in UrbP-201 (Fall 2008)
and UrbP-203 (Spring 2009), San José State University
Special Recognition:

Walter Rask, AIA, AICP – San José Redevelopment Agency
Jose Arreola, Principal – Downtown College Prep, Alviso

Planning Achievement Award – Hard-won Victories
Visitation Valley Design for Development

Tom Evans, San Francisco Redevelopment Agency
Fran Martin, Visitation Valley Planning Alliance
Sarah Dennis Phillips, San Francisco Planning Department
Rick Williams, Van Meter Williams Pollack LLP

Neighborhood Planning Award

West Broadway Urban Village Specific Plan

David Early, Design, Community & Environment
Diana Hurlbert, City of Seaside

Special Recognition:

Fehr + Peers Transportation Consultants
Schaaf & Wheeler Consulting Civil Engineers
Bay Area Economics
Pyatok Architects
Urban Transformation

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2010 Award winners, APA California – Northern (continued from previous page)

Media Award

Trail Planning for California Communities

Judith H. Malamut, AICP, LSA Associates, Inc.

Julie Bondurant/Jim Townsend, East Bay Regional Park District

Laura Thompson, San Francisco Bay Trail Project

Special Recognition:

Patrick Tomay Miller/Jane Elizabeth Miller, 2M Associates

Richard Taylor, IPartner

Winter King, Shute Mihaly & Weinberger LLP

Michelle DeRobertis, Santa Clara Valley Transportation Authority

Joe LaClair, BCDC

Bill Long, Marin County Park and Open Space Trust

Education Project Award

Great Communities Collaborative

GCC Core Partners:

TransForm

Greenbelt Alliance

Urban Habitat

Non-Profit Housing Association of Northern California

The San Francisco Foundation

Silicon Valley Community Foundation

East Bay Community Foundation

Reconnecting America

Best Practices Award

Envision San José 2040: Phase I & II Community Engagement Program

Envision San José 2040 Team, City of San José Department
of Planning, Building and Code Enforcement

Focused Issue Planning Award of Merit

Bay Fair BART Station Area Improvement Plan

Bruce Brubaker, Design, Community & Environment

Tim Chan, BART

Mike Wells, Justice and Security Strategies, Inc.

Terri O'Connor, Wilbur Smith Associates

Special Recognition:

Alameda County

ABAG

Alameda County Sheriff's Office

AC Transit

Bayfair Center

Caltrans

CHP

City of San Leandro

Comprehensive Planning – Small Jurisdiction: Award of Merit

Emeryville General Plan

City of Emeryville

Rajeev Bhatia, AICP, ASLA, Dyett & Bhatia

(continued on next page)



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2010 Award winners, APA California – Northern (continued from previous page)

Comprehensive Planning – Small Jurisdiction Award of Merit *Integrated San Carlos 2030 General Plan and Climate Action Plan*

Al Savay, City of San Carlos
Design, Community & Environment
Pacific Municipal Consultants

Innovation in Green Community Planning Award *City of Berkeley Climate Action Plan*

City of Berkeley
Special Recognition:
Berkeley Mayor, City Council, and the Berkeley Community

Planning Landmark Award *The East Bay Regional Park District* Larry Tong, Pat O'Brien, and Robert E. Doyle, East Bay Regional Park District

CALIFORNIA PLANNING FOUNDATION AWARDS

Outstanding Student Award: First Place Emily Ehlers, UC Berkeley

PBS&J Scholarship Jorge Rick Gosalvez, San José State University

Northern Section Awards Monica Altmaier, UC Berkeley Justin Meek, San José State University Nathan Rogers, San Francisco State University

Honorable Mentions: Kristopher Hartley, UC Berkeley Paul Hierling, San José State University Andrew Ross, San José State University Adrianne Wheeler, UC Berkeley Ayrin Zahner, UC Berkeley

Continuing Student Scholarships Lisa Chen, UC Berkeley Lauren Doud, San José State University

Graduating Student Merit Awards Taryn Hanano, San José State University Philip Olmstead, UC Berkeley ■



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What others are saying

The faults lie here. “The newest maps from the State Geological Survey are a completely new depiction of fault activity in California. **The latest quake maps** show fault lines in California with much more precision. For example, there are some faults that seismologists didn’t even know were there. ‘We’ve added a lot of new faults that were not mapped in the previous edition of this map in 1994,’ explained geologist Chris Wills with the California Geological Survey. And there are some very major ones like the Maacama Fault, in the Northern Coast ranges up through Ukiah and Willits. It’s a very significant fault, an extension of the Hayward Fault in the Bay Area, and it wasn’t on the previous map. We’ve also added a lot of precision in the locations of these faults.’ Wills further explained that some fault lines have been taken off the map. ‘There were actually a couple of faults in the Bay Area that were on the previous map and we’ve found out since that time they don’t exist or are not active.’ The fault lines are color-coded depending on their activity: ‘There’s a relatively bright red for the faults that are historically active, and those tend to be the most active faults, so the San Andreas is highlighted in a bright red.’ **The other new map** shows the state’s mineral makeup. State Geologist Dr. John G. Parrish says the maps are now online and totally interactive: ‘They have a Google overlay so that you can zip in pretty close to where you live and see what the geology is there.’ A slider bar at the upper right can be used to decrease or increase the opacity of the geologic overlay. The maps can be used by utilities to find out where to build or where not to build certain things like dams.” —Matt Bigler reports, **“Map Highlights CA Earthquake Zones”** KCBS, April 27, 2010.

A new, improved granny unit? A Virginia minister has invented a state-of-the-art, high-tech, temporary mobile medical home that can be placed on a caregiving family’s property. According to the Washington Post (**“Va. launching portable housing for aging relatives,”** May 6, 2010) “some local officials warn that the dwellings—which have been authorized by Virginia’s state government—will spring up in subdivisions all over the state, creating NIMBY tensions with neighbors and perhaps being misused.” The **“MEDcottage”** is modular, needs little site preparation, and maintains an umbilical to the primary dwelling for water and electricity. This is no ordinary grandmother’s cottage; it is outfitted with the latest technical advances in the industry, including dynamic smart robotic features. It offers remote monitoring capabilities via Internet for the caregiver in real time. Some of the areas monitored include security, communication, environmental controls, telemetry, and medication dispensing. “The new company, N2Care, has won \$100,000 in public grants, although the Blacksburg-based venture is still searching for private investors and has no full-time employees.

(continued on next page)



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What others are saying *(continued from previous page)*

The first of two prototypes is expected to be rolled out in June. The enterprise has received backing from the Virginia Tech Corporate Research Center, a collaborative effort between the university and 140 companies to develop commercial technologies.” To view a Washington Post graphic of the unit, [click here](#).

If you won’t buy my bridge, how about a base? “When it comes to land use, the military is like other areas of government. It doesn’t have incentives to make good decisions about where to put its facilities. It ... pays no rent or taxes, and, just as bad, has no incentive to move from highly valued land to someplace cheaper ... no financial incentive to consider the value of alternative land use. Affected communities also need to share potential windfalls—and somehow be prevented from delaying changes for decades. We need to overcome the constant political fighting about issues like urban sprawl, employment, and retaining open spaces. Perhaps ... the current economic environment might provide a background that could stimulate rational discourse, especially in a nearly bankrupt state like California. ... The government is sitting on valuable pieces of property. As we think about how to deal with the long-term deficit, we need to devise ways to encourage rational economic decisions—and tell government agencies that their funding will depend on their ability to make them.”—Richard H. Thaler, **“Trading up: Buy a base, help cut the deficit,”** *The New York Times*, May 9, 2010.

Recommended reading from the School of Planning and Public Policy at Rutgers.

- **“Principles of human needs placemaking,”** by Leonardo Vazquez, AICP/PP, April 22, 2010. Vazquez is Director of the Professional Development Institute in the Bloustein School of Planning and Public Policy at Rutgers, The State University of New Jersey. His degrees include a *Master of Planning and Master of Public Administration* from the University of Southern California, and a *Bachelor of Science in Journalism*, Northwestern University. Between 1989 and 1994, he was a staff writer for newspapers in Florida and New Jersey. You can reach Leo at vazquezl@rutgers.edu.
- **“Tips for new and soon-to-be solo practitioner consultants,”** by Gary Minkoff, May 6, 2010. Minkoff is Principal of *Above Beyond Marketing*, Highland Park, New Jersey, and teaches “Managing Green Politics” at the Bloustein Online Continuing Education Program (BOCEP) at Rutgers. He is also a member of the Highland Park Borough Council. You can reach Gary at minkg@aol.com. ■



Five easy videos

Maybe you've seen these; they were posted in the last months of 2009 and are super-short. **Anne Cronin Moore, AICP**, sent them along with the thought that "Planners need to have/make fun." Enjoy!

Piano staircase—vs. escalator (1:48)

<http://www.youtube.com/watch?v=2lXh2n0aPyw>

The world's deepest bin—throw rubbish in the bin instead of onto the floor (1:27)

<http://www.youtube.com/watch?v=cbEKAwCoCKw&NR=1>

Bottle bank arcade machine (1:37)

<http://www.youtube.com/watch?v=zSiHjMU-MUo&NR=1>

Soap (2:09)

<http://www.youtube.com/watch?v=rSaCUfCw984&feature=related>

Basketball bin—we're talking trash (1:26)

<http://www.youtube.com/watch?v=FBE2q1uOg9E&feature=related>

You can watch these and more at <http://TheFunTheory.com>, an initiative of Volkswagen. ■

Where in the world?



Photo by Jason M. Burke, AICP, Oakland
(Answer on [page 11](#))

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Answer to "Where in the world?" (Page 10)

Wuhua District, Kunming, Yunnan, China.
Jinbi Square, looking east.
Photo by Jason M. Burke, AICP, Oakland

HSR news

SP blocks the tracks. Current plans for high-speed rail call for running trains "alongside or on Union Pacific tracks from San José to Gilroy (a planned high-speed rail station) and in Manteca, Modesto, Salida, Turlock, Atwater, and Merced. Signaling its most forceful objection yet, Union Pacific has notified the California high-speed rail authority that it will fight the state's newest plans to run bullet trains from the South Bay to the Central Valley, including along Monterey Highway in San José. The rail authority needs land owned by Union Pacific south of the San José Diridon Station—including the property for the Gilroy high-speed rail station—and in the Central Valley to build its railroad to Southern California," possibly setting "the stage for costly and lengthy legal battles. The rail authority and the Attorney General's Office ... hope to arrange a meeting with Union Pacific leaders to improve what they called a 'difficult relationship.' Although Peninsula and South Bay residents and officials have been most visible in opposing—and in some cases suing—the rail authority, Union Pacific may present even greater challenges." —Mike Rosenberg, "[Union Pacific vows to fight high-speed rail](#)," *The Mercury News*, May 11, 2010.

The shoe is on the other foot. "Politicians are fond of saying they favor high-speed rail 'if it's done right.' But what does 'done right' mean? Palo Alto City Council member Larry Klein said he heard a good definition [since attributed to an Atherton resident]: It's 'done right' if you can't see it, you can't feel it, and you can't hear it. ... [Palo Alto's] Deputy City Manager Steve Emslie said that the deadlines for public comment being imposed by the high-speed rail authority are too short, and they're preventing the public from having its say. Emslie said the rushed deadlines 'are making a sham' of the Context Sensitive Solution, or CSS, process that was intended to enhance public participation in the planning for the railroad. He said the city government is used to setting the deadlines for approval of development projects. With the state imposing the deadlines, 'it's not a situation we're used to being in.'" —*Daily Post*, May 11, 2010.

HSR Agency given 60-day deadline. On May 11, the State Senate Transportation and Housing Committee, "in a three-hour hearing on the April 29 audit of the California High-Speed Rail Authority, told the authority to have plans in place to fix the issues within 60 days or face an 'adversarial' group of legislators. In addition, committee member and state Sen. Joe Simitian, D-Palo Alto, set a January deadline for the authority to prove it has improved its financing plans, community engagement, and several other areas criticized by the state auditor and the Legislative Analyst's Office. The panel called for the audit last year. The authority also will have to submit follow-up plans to the auditor in six months and one year." —Mike Rosenberg, "[Lawmakers demand that high-speed rail authority fix oversight, funding problems](#)," *InsideBayArea.com*, May 12, 2010. ■

Planners seeking employment

APA California Northern wants potential employers to know about urban, regional, and environmental planners who are unemployed and available.

Land Planner/Urban Designer. 9 years experience in project entitlement and neighborhood and commercial layout, specific plans, and graphics. Part- or full-time, flexible availability. Recent Employers: MacKay and Soms, Pleasanton (3 years); Randall Planning and Design, Walnut Creek (2 years). Salary history on request. AICP, LEED AP. Master in City Planning, MIT. BS, Planning and Development, USC. Contact kelsey_moldenke@yahoo.com.

Land Planning & Entitlements; Advance Planning/General Plans; Community Planning/Specific Plans; CEQA; LAFCo.

25 years experience. Recent employers: Arnaiz Development Co. Inc., 6 years; City of Stockton, 5 years; County of Sacramento, 14 years. Salary history upon request. MA and BA Geography, California State University, Fresno. Contact ttruszkowski@comcast.net or (831) 915-1980. ■

Northern California roundup

Last month's issue headlined CleanPower SF and discussed concerns there and in Marin County that passage of Proposition 16 would undermine public utility programs around the state. As reported by ABC 7 KGO on May 7, 2010, "Marin County's new Energy Authority threw a symbolic switch on Friday afternoon, beginning the flow of greener sourced energy to 6,500 customers who have chosen to alter their electrical mix. About 25 percent of the electricity flowing into their homes will come from green or renewable sources. The 6,500 homes in Phase I represent a small portion of Marin's 80,000 potential users. Eight of 10 Marin communities joined in to purchase the electricity, but not all of their residents did." The state Legislature authorized community choice programs in 2002. "Advocates of the program believe that local communities buying more green energy will drive the market, allowing faster expansion."

Of the 147 local jurisdictions in Northern Section required to adopt updated housing elements in 2009, only 28.5 percent have certified housing elements. Newly added to HCD's list of [communities with certified housing elements](#) as of May 4, 2010, are: MENDOCINO COUNTY and the cities of BURLINGAME, LIVERMORE, NEWARK, and SAND CITY. Previously certified jurisdictions in the Northern Section are Contra Costa, Del Norte, and Sonoma counties and the cities of Arcata, Campbell, Capitola, Cloverdale, Dixon, Fairfield, Fort Bragg, Foster City, Fremont, Gonzales, Healdsburg, Hillsborough, Hollister, Lakeport, Marina, Monterey, Napa, Oakley, Petaluma, Portola Valley, San Carlos, San José, San Mateo, San Ramon, Santa Rosa, Scotts Valley, Soledad, South San Francisco, Suisun City, Sunnyvale, St. Helena, Walnut Creek, Windsor, and Yountville.

Bay Area transit on a road to ruin. "The area's more than two dozen transit systems, including BART and AC Transit, are likely to need about \$1 billion a year for the next 25 years to survive, according to the Metropolitan Transportation Commission's 2009 annual report. Bay Area ferries, buses, and trains are barreling toward deficits totaling about \$25 billion in 2033. Fewer people are taking transit to work because fewer people have jobs, and reduced spending means less revenue from sales tax. In response, agencies cut service and hike fares, further decreasing income from the fare box. In response to the crisis, the commission has formed a task force—the Transit Sustainability Project—to come up with potential solutions." [The task force was to hold its first meeting on May 14, after the *Northern News* deadline.] —Janis Mara, "[Bay Area transit needs \\$1 billion a year to survive](#)," *Oakland Tribune*, May 4, 2010.

Threats seen to Bay Area economy. "The Bay Area is emerging from the recession strong but with significant threats to its future," according to a report issued by the Bay Area Council on May 6th. "If it was a country, the Bay Area's gross domestic product would rank 25th in the world, the report said." The Bay Area "is

(continued on next page)

Onward and upward

Juan Borrelli, AICP,

Northern Section's Immediate Past Director and APA California Chapter's Program Director for Northern California, has joined the watershed protection team of the city of San José's Environmental Services Department. As Environmental Services Specialist, Mr. Borrelli will be responsible for ensuring that public and private development projects meet stormwater requirements of the new San Francisco Bay Municipal Regional Stormwater NPDES Permit. For the past six years, Borrelli was with San José's Planning Division, most recently as Urban Runoff Coordinator. Before that, he was a senior planner managing the Strong Neighborhoods Initiative Team, leading neighborhood and community planning efforts, plan updates, and improvement projects for 19 redevelopment areas and 3 pilot neighborhoods. He holds a bachelor's degree in architecture from the University of Florida and a master's degree in city planning from the Georgia Institute of Technology. ■



Northern California roundup *(continued from previous page)*

second in the world only to New York in terms of its number of global headquarters for Fortune 500 firms. It is also the world leader in venture capital investment and new ventures, attracting 20 percent of global money invested in startups. The report also cites the region's high rates of productivity, highly educated work force, world-leading research laboratories and universities, strength in emerging sectors such as clean tech, and deep global connections—particularly with Asia—as a strong foundation for economic recovery. But despite these assets, ...cuts in state government due to political gridlock threatens the future of those strengths.”

—Shana Lynch, “[Bay Area recovery seen facing threats](#),” *Silicon Valley / San Jose Business Journal*, May 6, 2010.

Hunters Point moves ahead. “For 10 years, city officials and the Lennar Corporation, a home builder based in Miami, have been preparing a far-reaching plan to replace the contaminated Hunters Point Naval Shipyard with one of the largest development projects the city has seen. The \$7 billion complex would stretch southwest to Candlestick Park and include 10,500 homes, 2.7 million square feet of commercial space, and a million more of retail space, a performing arts theater, and an artists’ colony. Supporters say the Hunters Point project could take a disconnected section of the city—whose remoteness was enhanced by decades of Navy occupation—and draw it and its poorer residents into a closer embrace with the rest of the city. On June 22, the Board of Supervisors is scheduled to consider whether to approve the environmental impact report for the site; approval would allow Lennar to go forward.” —Richard C. Paddock, “[Vision for transforming Hunters Point comes before Supervisors](#),” *The New York Times*, April 29, 2010.

Presidio progress. San Francisco renters “will soon have an unusual housing option: a 154-unit luxury apartment building inside a national park. The rehabilitation of the 78-year-old [former] Public Health Service Hospital, is the biggest renovation project undertaken so far by the Presidio Trust [in what] is now a 1,500-acre national park. While the trust has handled many renovation projects on its own, it joined with Forest City Enterprises on the Public Health Service Hospital redevelopment, which will open this summer as the Presidio Landmark apartments. The six-story apartment complex, on the southern edge of the park, will offer one- and two-bedroom apartments and all the amenities of modern living. Renters will have easy access to the park’s miles of hiking and biking trails, bucolic views and a green buffer from city noise. They will also have one of the most coveted perks of any urban setting: a parking spot. But the level of detail involved in designing that parking lot illustrates the challenges faced by developers working on a project inside a national park. Saucer-shaped hoods above the lampposts minimize the light shed on the park at night, while berms around the terraced lot keep headlight glare from spreading far and wide.” —Susan Stellin, “[Luxury rentals help national park pay its own way](#),” *The New York Times*, May 12, 2010. ■

New Smart Growth guide

The U.S. Environmental Protection Agency (State and Local Climate and Energy Program) has released a report that explores information on how local governments have planned, designed, and implemented approaches that encourage smart growth in their communities: "Smart Growth: A Guide to Developing and Implementing Greenhouse Gas Reduction Programs" (Draft, March 22, 2010).

- "The guide describes the benefits of smart growth (section 2);
- planning and design approaches to smart growth (section 3);
- key participants and their roles (section 4);
- foundations for smart growth program development (section 5);
- implementation strategies for effective programs (section 6);
- investment and funding opportunities (section 7);
- federal, state, and other programs that may be able to help local governments with information or financial and technical assistance (section 8);
- and two case studies of local governments that have successfully implemented smart growth principles in their communities (section 9).

Additional examples of successful implementation are provided throughout the guide."

To download the 55-page manual, [click here](#). ■

JOB ADS

URBAN HABITAT, Oakland

Climate Policy and Research Coordinator

Salary commensurate with experience

Plus generous benefits (health, dental, vision, holidays, vacation, 401K, and sick leave)

Open until filled

Full time position. Reports to the Director of Programs. Is a member of Urban Habitat's Management Team to define and implement a comprehensive policy and research agenda for the organization and its priority campaigns, and works across programs to support strategy development and implementation. Candidate must effectively collaborate with UH staff in a team environment to strengthen and integrate policy analysis and advocacy efforts related to climate justice and the connections to equitable development, transportation, housing, land use, and health. Candidate must be a strategic thinker and communicator and have the ability to translate complex ideas and research findings into concrete campaign recommendations. Candidate must be able to work with a diverse group of stakeholders including allied organizations, community groups, policy, government, labor, and health organizations.

Qualifications include a Master's degree in urban planning, environmental sciences, economics, public policy, or equivalent experience (such as policy director for labor or advocacy organization). Knowledge and experience working on land use planning policies and programs (for example inclusionary zoning implementation, analysis of planned land use alternatives, EIR and CEQA review) and climate change policies and action programs (for example, development of climate change actions plans). Hands-on experience in policy-making, advocacy, implementation, or evaluation at varying levels of government (for example, local, regional, state, and national). Capacity to utilize a wide array of research methods (for example, Internet searches, public information requests, government reports, telephone inquiries, and key informant interviews). Demonstrated ability to effectively communicate policy analysis and research results, and develop conclusions and persuasive arguments for individuals outside the organization, as appropriate.

Demonstrated experience developing and leading policy campaigns and/or programs focused on environmental, social, and/or economic justice. Strong commitment to environmental, social, and economic justice issues. High level of proven leadership and ability to manage complex tasks in a timely and professional manner. Excellent written and verbal communication skills. Ability to work well under tight deadlines and in a team environment.

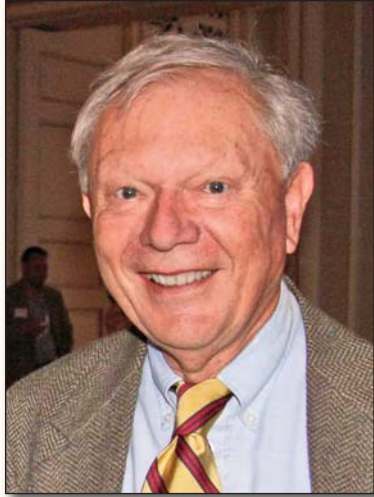
For a more complete description, [click here](#).

Email your cover letter and résumé, AS ATTACHMENTS, to ClimatePolicy@urbanhabitat.org

Urban Habitat is an equal opportunity employer. People of color are strongly encouraged to apply.

(continued on next page)

Don Bradley's excellent surprise



At the Awards dinner on May 14th, Northern Section presented a "Special Recognition of Excellence" to **Donald Bradley, AICP, PhD.**

Don received the award for his continuing and outstanding contributions and tireless training efforts as Northern Section's AICP Director for the past 25 years. Dr. Bradley has led AICP exam preparation workshops at UC Berkeley, UC Davis, San José State University, and Stanford University, and he has helped hundreds of Northern Section members pass the AICP exam. His "first-time exam-taken pass rate" of 98 percent is unsurpassed across the country. In their everyday professional planning work, Don's many former students give witness to his professionalism and dedication to the planning profession. Congratulations, Don. You are very deserving of this special recognition and honor. ■

JOB ADS *(continued from previous page)*

URBAN HABITAT, Oakland

Coordinator, Social Equity Caucus (SEC)

Salary commensurate with experience

Open until filled

Full time position with full benefits. Reports to the Director of Education and Coalition-Building.

Urban Habitat's Social Equity Caucus (SEC) Coordinator leads and coordinates all aspects of the Bay Area SEC. He/she works with a diverse group of organizations (community-based organizations, intermediaries, policy groups, government, labor, and youth groups) to promote the development and implementation of a regional vision for social equity. The SEC Coordinator organizes and facilitates quarterly meetings to advance the goals of the SEC. He/she is also responsible for increasing and retaining participation in the SEC throughout the nine Bay Area counties and coordinating relevant training for all SEC members. A thorough understanding of a variety of environmental justice issues, including workforce and economic development, housing, transportation, and land use, and their impacts on historically disenfranchised communities is necessary. The SEC Coordinator facilitates the SEC Steering Committee and must be able to work collaboratively with UH staff in a team environment to ensure that programs and/or priority campaigns are integrated and aligned with UH's mission.

Qualifications include a Master's degree or equivalent experience in urban planning, community development, or related field with at least three years of experience coordinating activities for multi-issue, multi-sector coalitions or membership based organizations. Excellent written and public speaking skills. Demonstrated ability to effectively engage with grassroots organizations, elected officials, and decision-makers as well as an ability to build partnerships and relationships with key campaign players. Demonstrated experience working with low-income communities of color, preferably in the San Francisco Bay Area. Capacity to establish goals and priorities along with the ability to manage multiple projects to achieve deadlines. A team player who works well with others as well as independently. Proficient in Microsoft Office with graphics applications experience and familiarity with online publishing systems and software.

For a more complete description, [click here](#).

Email your cover letter and résumé, AS ATTACHMENTS, to SECcoordinator@urbanhabitat.org

Urban Habitat is an equal opportunity employer. People of color are strongly encouraged to apply. ■

Initial design concepts for Gateway Park in Oakland moving ahead



Gateway Park Location Map

Over 10 years ago, the Bay Bridge design team identified a unique opportunity to create a gateway park to Oakland and the East Bay and offer an unprecedented way to experience the Bay and the new bridge. The new Bay Bridge East Span, currently under construction, will offer a spectacular bicycle and pedestrian experience, connecting Oakland to Yerba Buena Island. Gateway Park will be a starting point for that journey.

Representatives of nine local and regional agencies are currently exploring possibilities to accommodate local residents, commuters, businesses, international travelers, visitors, environmentalists, boaters, cyclists, and others in the proposed park. The Gateway Park team is now working to develop and consider goals, target activities essential to the park, and early design concepts. Later this year, a Project Study Report will lay out the ideas and the many coordinated steps necessary to realization of the park, including the key steps for design, engineering, funding, and construction.

Two community workshops are an essential part of the current phase of work. Attendees at the first workshop, held February 25th, considered goals and desired activities for the new park. Additional ideas came from more than 300 responses to a questionnaire posted on the project website. Suggestions to date include museum and educational facilities, telling the story of the bridge and transportation around the Bay; a model for Bay edge restoration and site sustainability; a configuration that

links to nearby West Oakland and Emeryville to serve neighborhood needs; and a new venue for festivals and concerts.

With that input, initial park design concepts will be explored with the public at a second workshop on June 2nd, "First concepts: Design ideas for Gateway Park." Presentations

at the June 2 workshop will summarize the range and substance of prior public comments and show how early design concepts are responding to those ideas. Small group discussions will focus on whether the design ideas capture the community's vision for the park.

For details about the workshop and how to RSVP, see the *Northern News* calendar, [page 17](#).

Beyond the workshop, there are three ways for the public to gather additional information and provide input:

- Visit the Gateway Park website at www.BayBridgeGatewayPark.org
- E-mail contact@BayBridgeGatewayPark.org
- Call (510) 817-5988

The Gateway Park Working Group (GPWG), a consortium of nine agencies working together to bring about the new park, includes the Bay Area Toll Authority, the California Department of Transportation (Caltrans), the San Francisco Bay Conservation and Development Commission (BCDC), the California Transportation Commission, the East Bay Regional Park District, the City of Oakland, the Port of Oakland, the East Bay Municipal Utility District (EBMUD), and the Association of Bay Area Governments' (ABAG) Bay Trail Project.

The planning and design team working with the GPWG includes Perkins+Will, PWP Landscape Architecture, BKF Engineers, HDR/The Hoyt Company, Envirocom Communications Strategies, Fehr & Peers Transportation Consultants, Economics & Planning Systems (EPS), and ESA.



NORTHERN SECTION CALENDAR

To list an event in the Northern Section calendars (*Northern News*, monthly; *eNews*, every two weeks), go to <https://docs.google.com/Doc?docid=0AexaSG3Vebr9ZGR3Z216d3dfMjNoZjZqcjhrbQ&hl=en> to see the required template (at top of page), the current listings, and where to send your formatted item.

LAST CHANCE

Planning for Healthy Places with Health Impact Assessments. Now through Tuesday, June 30, 2010.

A how-to guide for conducting health impact assessments (HIAs) developed by the American Planning Association and the National Association of County & City Health Officials and sponsored by the Centers for Disease Control and Prevention. This free online course—available through June 30, 2010—will explain the value of and the steps involved in conducting an HIA. To participate, visit

<http://professional.captus.com/Planning/hia/default.aspx>

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JUNE						
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20	21	22	23	24	25	26
27	28	29	30			

JUNE

6/1

Transit Oriented Development and Social Equity: Research and Action. 9 AM–4 PM. David Brower Center, Berkeley, CA. The TOD and Social Equity Conference is targeted at policy-makers, community and business leaders, and scholars to provide a forum for productive dialogue on the issues of regional equity, displacement, and environmental justice that arise with TOD implementation. Sponsored by the University of California Transportation Center, the Center for Community Innovation at UC Berkeley's Institute for Urban and Regional Development, and APA California Northern. Free event. Register here: <http://tinyurl.com/y4lh4kc>. For more information, contact Carlos Velasquez at carlos.velasquez@berkeley.edu

6/2

Public Workshop #2: First concepts—Design ideas for Gateway Park. 6 PM–9 PM, Caltrans Building, Auditorium (1st Floor), 111 Grand Avenue, Oakland. The public workshop will consider design concepts for a new bayside park in Oakland at the foot of the new Bay Bridge East Span now under construction. [See article on page 16](#). View display materials and chat with the Gateway Park team (6 PM). Presentations and small group discussions (6:30–9 PM). Light refreshments provided. RSVPs appreciated: Via web response form, go to <http://www.baybridgegatewaypark.org/involved.htm>; or send email to contact@BayBridgeGatewayPark.org; or call (510) 817-5988.

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JUNE						
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6/8

Annual C.3 Stormwater Workshop: Complying with New Stormwater Requirements. 9 AM–3:30 PM. Quinlan Community Center, 10185 North Stelling Road, Cupertino. This full-day workshop offers updates on the Municipal Regional Permit and a panel presentation on implementing stormwater requirements for new and redevelopment projects. Discussion of low impact development topics will include rainwater harvesting, green roofs, soil specifications, and retrofitting impervious areas with landscaping. Free event; space is limited. [Click here](#) to register by June 4th. For more information, go to www.scvurppp.org or contact Miranda Melen at (408) 720-8811 or email Miranda@eoainc.com

CM | Pending

6/17

Walking Tour/Mission Dolores Neighborhood. 4–5 PM. Learn about the Mission, the neighborhood, the lake that vanished, and the spot many consider the birthplace of SF. Tour leader: Tam Tran—transportation planner, APA member, and volunteer guide for San Francisco City Guides. Free to APA members. Space is limited. Tour will end with no-host networking from 5–7 PM at Elixir, 3200 16th Street near Guerrero (two blocks from 16th Street BART). Come by even if you can't make the tour. For meeting location and RSVP, contact Danny Serrano at serranochile@hotmail.com **CM | 1.0 pending**

6/24

Presentation on Recycled Water Projects. 9:30 AM–3:30 PM, City of Watsonville Community Room, Watsonville. This is the 2nd in a series of three panels on water issues in the Monterey Bay Area addressing Recycled Water. The relationship of recycled water projects for both agricultural and urban areas will be discussed by a panel of experts. The panel will be followed by a tour of the Pajaro Recycled Water facility. Series cost: \$80, single event: \$30. Lunch provided. To reserve, go to <http://ambag.org/amember/signup.php>. For information, contact Linda Meckel, Association of Monterey Bay Area Governments at (831)883-3750 x304. **CM | 6.0 pending**

**6/27–
6/30**

Institute of Transportation Engineers (ITE) 2010 Western District Annual Meeting. 8 AM–5 PM, Palace Hotel, 2 New Montgomery Street, San Francisco. Come learn about the latest technical innovations and state of the art practices in transportation planning and engineering in the Western States at this annual conference. In addition to technical sessions, there will be focused training sessions and an exhibition hall. Sponsorship and vendor opportunities are available, as well as one-day, group-discount, exhibit-hall-only, and full registrations. For more information, go to www.westernite.org.

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JULY						
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7/7

APA California – Northern, Regular Board Meeting.

6–9 PM, Location TBD. RSVP to Hanson Hom at

hhom@ci.sunnyvale.ca.us ■

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Coast Canyon Crest, Elevating Sustainability**

November 1–4, 2010

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If you require special accessibility needs or requirements at La Costa Resort during the APA California Conference, November 1–4, 2010, please call (760) 438-9111 and ask for Mike Shaff. La Costa Resort & Spa and Mr. Shaff will be happy to assist you.

